

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R50994

Property Information

property address: 401 ELM
legal description: ZENO PHILLIPS, BLOCK 7, LOT .01, TR-248, ACRES 9.3, CROCKETT SCHOOL

owner name/address: BRYAN IND SCHOOL DISTRICT

101 N TEXAS AVE

BRYAN, TX 77803-5315

full business name: Crockett Elementary School

land use category: institutional

type of business: elementary school

current zoning: RD-5

occupancy status: occupied

lot area (square feet): 405,108

frontage along Texas Avenue (feet): n/a

lot depth (feet): 649.96

sq. footage of building: (none listed)

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): brick & wood

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) pipe fence, playground
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: wood

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 52

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Fair

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed?

☒ yes

☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

large ~~area~~ graveled area may be used for additional parking